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**REMARKS**

Claims 1 through 8, 10, 12 through 28 30 through 58 and 60 through 64 remain in this application.

In response to the Examiner's Action Applicant has amended each of the claims previously rejected under 35 U.S.C. 101 to include specific language to identify that the process steps in each of these claims are carried out by computer means. Accordingly, these claims are now believed to be directed to proper statutory subject matter.

All of the claims in the application as amended with this response now reflect that the transaction process relates to a property unit and that the recovery process relates not only to the recovery of the property unit but also to the disposal of the property unit after recovery. This concept of recovering and then disposing of a property unit through Applicant's system is different from the prior art references when considered individually or in combination with one another.

The Aleia reference does not relate to property units as defined by Applicant in Applicant's disclosure e.g., loan collateral etc. Aleia is strictly concerned with respect to debt collection. Once the debt has been collected by Aleia the Aleia process is completed.

Applicant's invention goes much farther than simply the collection of a debt. To this end the property unit according to Applicant's system comprises something which is usually a non-liquid asset which must then be liquidated by the Applicant in order to complete the overall transaction processing system of the present invention. Accordingly, the disposal of the property unit which is now identified in all of Applicant's independent claims is a very major part of Applicant's system clearly not disclosed in any of the prior art references. Furthermore, Applicant's multiple service providers must be coordinated through the computer system to carry out the various stages required for both the recovery and disposal of the property unit. These stages include steps taken with respect to both appraisal and selling of a recovered property unit.

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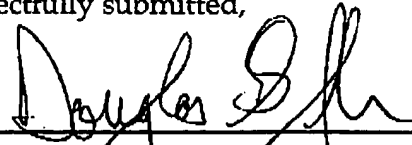
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Applicant does not see the Ocwen citation as being something pertinent with respect to the claims in the present application for a number of different reasons. Firstly, Ocwen does not disclose systems the same as those claimed by Applicant, i.e. systems relating to recovery and then disposal of property units. Furthermore, Ocwen does not disclose systems which were in place as of the May 12, 1998 publication date of Ocwen but rather Ocwen states that as of that date the mortgage and real estate industries were "ripe" for new technology to provide better approaches to electronic work flow management. Ocwen then further discloses that their acquisitions "will become" foundations for further business and that they "are in the process" of integrating technologies.

Everything in the Ocwen reference relates to future plans that were not available as of the May 12, 1998 publication date. Accordingly, it is clear that Ocwen points at a need in the industry for a system which was not available at the date of the Ocwen publication. Furthermore, Applicant's system was clearly invented by Applicant well prior to the date of the Ocwen publication.

In summarizing Applicant's position, Applicant has reviewed all of the prior art cited by the Examiner and finds that none of the references relate to the recovery and disposal of a property unit through multiple service providers coordinated by a computer system as claimed by Applicant. Accordingly it is believed that the claims in this application do distinguish over the prior art and do place this application in condition for allowance.

Respectfully submitted,



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